



Marsh Road, Stonehouse GL10 3NH

£634,950



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- Substantial four bedroom detached family home
- Incredibly sought after location
- Flexible accommodation throughout
- Living room, study, sitting room, dining room and conservatory
- Driveway providing off road parking
- Privately enclosed rear garden
- EPC: D62
- Tax Band B: £1,560.95 (2022/2023)

£634,950

Accommodation

Heading through the front door of this incredibly spacious detached family home, and into the entrance hall. Here you are greeted with a doorway into the 28ft living room, the real heart of the home, along with having access to the first of the two downstairs WC's, and an incredibly useful storage cupboard. The living room boasts three double glazed windows to the front aspect and a feature fireplace with inset electric fire. Back through the living room you have a the second WC and a separate single shower. The kitchen is next up offering a range of wall and base units to include corner shelving and wine racking. Seven hob freestanding "Stoves" cooker range with double oven, double glazed window to side and rear, space for dishwasher and fridge, one and a half bowl sink unit with mixer tap and tiled flooring. Leading on from the kitchen you have the utility room providing plumbing for washing machine and space for fridge/freezer. The sizeable dining room with skylight and window to front aspect is at this end of the home, along with the light and airy conservatory providing access to the rear garden. Back through the kitchen you have the second reception room/sitting room boasting wood burner and further doors to the rear garden, along with a fantastic office space perfect for anyone looking to work from home. Heading upstairs you have four excellent bedrooms, and spacious family bathroom comprising corner bath unit, shower, low level WC, wash hand basin and bidet. Bedroom one further offers fantastic built in wardrobe space and an en-suite, comprising shower, low level WC and wash hand basin.

Outside

The enclosed rear garden is mainly laid to lawn with a pleasing water feature, gravelled borders together with attractive plants and shrubs. There are double gates at the end of the garden which open onto a little cul-de-sac behind and offering the potential for a further parking space. Additionally, there is a large workshop measuring 20' x 11' which has power and lighting, plus double entrance doors.

Location

The popular village of Leonard Stanley is situated seven miles from the city of Gloucester and thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway just three miles away. There are railway stations at Stroud, Stonehouse and Cam and international airports at Bristol, Cardiff & Birmingham. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service.

Tenure, Services and Local Authority

Freehold

All mains services are believed to be connected to the property.

Stroud District Council Tax Band B: £1,560.95 (2022/2023)

Directions

On leaving Stonehouse, at the Horse Trough roundabout take the third exit onto the Bristol Road and at the set of traffic lights turn left onto Downton Road. Stay on this road which will take you through Stanley Downton for approximately one mile. At the junction, turn right and then immediately left onto Marsh Road. Continue along Marsh Road and you will reach the property on your right hand side.



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

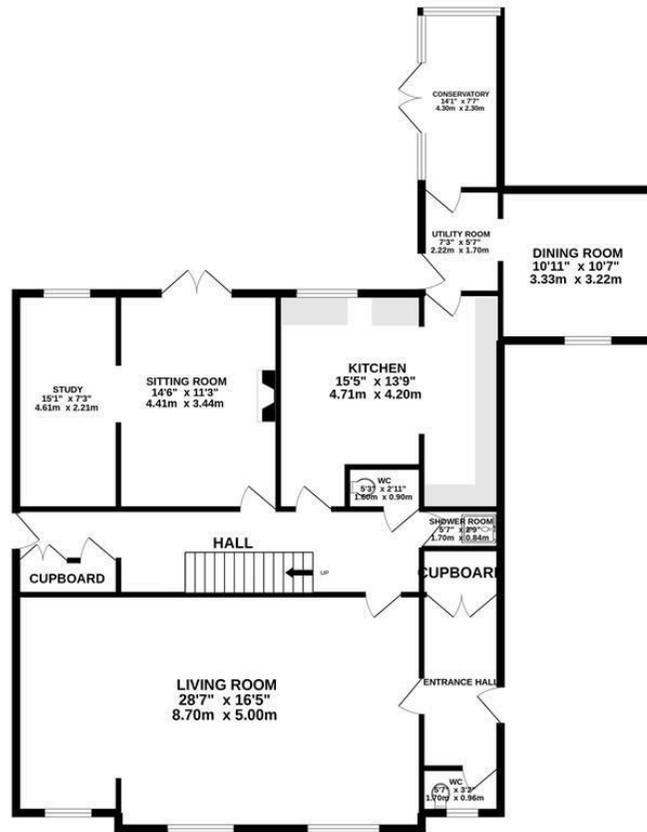
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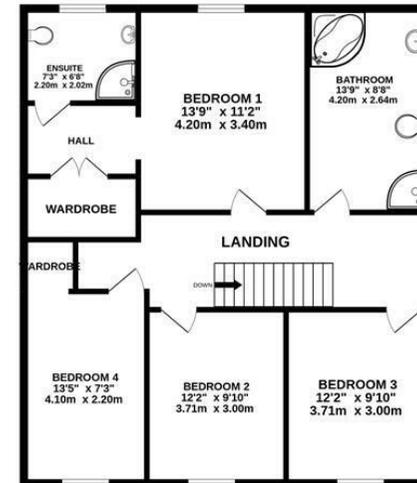
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GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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